



**** A MODERN, TWO BEDROOM APARTMENT WITH LIFT ACCESS **** This FANTASTIC apartment is located on a popular development and benefits from TWO double bedrooms, 28FT open plan kitchen/diner and lounge, modern fitted kitchen, four piece bathroom, loft access for storage and allocated permitted parking. The property is gas central heated with a new boiler fitted March 23 and is double glazed throughout. An IDEAL first home, investment of perfect for someone who is downsizing. Located within a short walk to Moor Lane Metrolink, local shops and amenities PLUS Wythenshawe Hospital, Manchester Airport, M60, M56 and The Princess Parkway. Viewings are by appointment only and can be arranged by contacting the office.



Entrance Hallway

Laminate flooring, ceiling light point, double glazed window, plug points and access to all rooms.

Kitchen 10' 4" x 9' 1" (3.146m x 2.762m)

A range of fitted wall and base units with roll top work surfaces and breakfast bar. Space for a fridge freezer and washing machine, integrated electric oven and four ring gas hob with overhead extractor. Stainless steel sink with mixer tap, under wall unit lighting, tiled splash backs, plug points and ceiling light points. Combi boiler replaced March 2023.

Lounge/Diner 19' 5" x 11' 10" (5.918m x 3.617m)

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and television point.

Master bedroom 13' 0" x 11' 6" (3.958m x 3.497m)

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Bedroom 2 11' 4" x 10' 9" (3.455m x 3.289m)

Carpeted flooring, ceiling light point, double glazed window, wall mounted radiator and plug points.

Bathroom 11' 4" x 8' 1" (3.452m x 2.475m)

A sizeable four piece bathroom comprising of a pedestal W.C, handwash basin, shower cubicle and bath. Vinyl flooring, two ceiling light points and a wall mounted radiator.

Loft

Loft hatch access ideal for storage with the central part boarded.

Externally

A spacious residents car park with allocated permit parking.

Tenure

Leasehold 150 year lease from 2005 Service charge £139.00 pcm Ground rent £200.00 pa



Thompson's
Estate Agents

Lawnhurst Avenue
M23 9SB



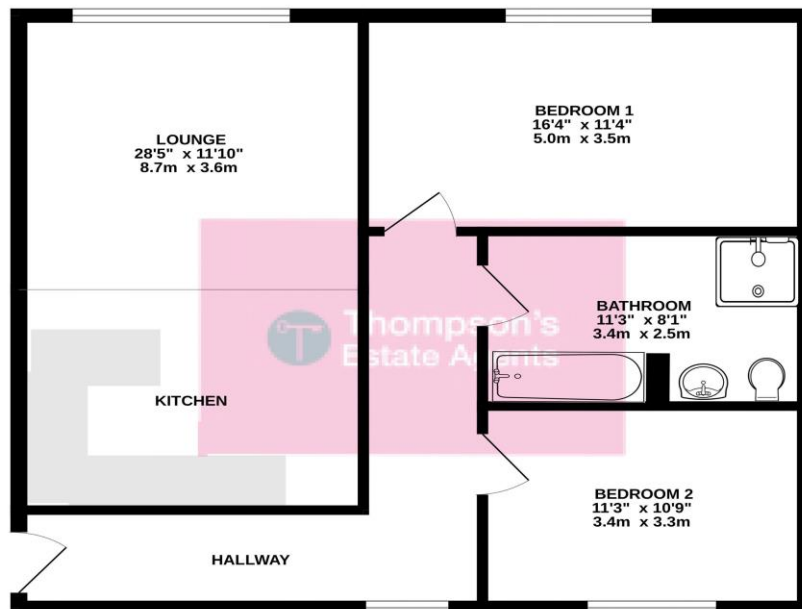
Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonstateagents.com
www.thompsonsestateagents.com



Thompson's
Estate Agents

Lawnhurst Avenue
M23 9SB

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

